# \$2,299,000 - 103,105, 10985 38 Street Ne, Calgary

MLS® #A2256713

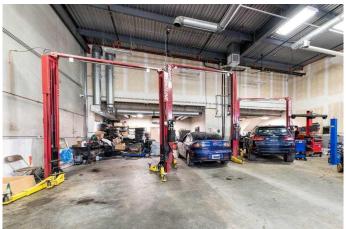
### \$2,299,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Established and fully equipped Auto service business with property awaiting a new owner Ideally located in a high-traffic area, this is an excellent opportunity for investors, the business is month to month leased out with \$15000 gross rent per month the seller is willing to rent it back for next 10 years, with established tenants in place and plenty of parking a turn-key operative a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics tire services strong clientele excellent location Built-in2017 this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup for use as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with a dedicated clientele for those looking for a great business opportunity as well! \*Please do not approach staff or enter the property without the listing Realtor's permission.







### **Essential Information**

MLS® # A2256713 Price \$2,299,000

Bathrooms 0.00 Acres 0.00 Year Built 2016

Type Commercial
Sub-Type Industrial
Status Active

## **Community Information**

Address 103,105, 10985 38 Street Ne

Subdivision Stoney 3
City Calgary
County Calgary
Province Alberta
Postal Code T3N 1E7

### **Amenities**

Parking Spaces 12

Interior

Heating Forced Air

**Exterior** 

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 11th, 2025

Days on Market 53

Zoning DC (pre 1P2007)

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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